

**Washington County Land Use Authority Meeting**  
**November 9, 2010**  
**(Recording available)**

The Washington County Land Use Authority Meeting was held on Tuesday, November 9, 2010 at the Washington County Administration Building, 197 E. Tabernacle, St. George, Utah. The meeting was convened at 1:30 p.m. by Chairman Mike Stucki. Commissioners present: Julie Cropper, Debora Christopher, Rick Jones, Joann Balen and Dave Everett. Also present: Deon Goheen, Planning & Zoning Administrator; John Willie, Senior Planner; Rachelle Ehlert, Deputy Attorney; Kurt Gardner, Building Official; Kim Hafen, Clerk/Auditor and Darby Klungervik, Planning Secretary.

Excused: Kim Ford, Doug Wilson, and Todd Edwards

Audience attendance: Tim Squires and Daniel Bartleson

Chairman Mike Stucki led the audience in the Pledge of Allegiance and explained meeting protocol.

**Item #1. STAFF COMMENTS.** Review staff comments for each item listed below. Staff initiated.

**Item #2. CONDITIONAL USE PERMIT** Request permission to install fiber optics along the County Right of Ways: 1) Anderson Junction to Leeds; 2) Old Hwy 144 from I-15 to New Harmony; and 3) Old Hwy 91 from Rachel Dr to Pioneer Pkwy near Santa Clara. Qwest/Dan Bartleson and Timothy Squires, applicants.

The Planner informed the Commission that Qwest has received funds to install fiber optic lines prior to the first of the year. The lines will be installed at three locations throughout the County. Public utilities are conditionally approved within the zones of the county and along major right-of-ways. Most of the lines will be installed 48" in depth, observing all county standards. They will remain 15 to 10 feet off the edge of asphalt in New Harmony area and 25' in the Leeds area. They will bore across the roadways and some driveways. Wash crossings or culverts may require deeper trenching. They have approval from local communities and UDOT where applicable. They will be in touch with the Conservancy District when digging near their waterlines and keeping a 3' separation. Blue Stakes will be notified and contractor will need to meet County Standards and observe traffic controls. Encroachment permits will need to be obtained from the Public Works Department. Todd Edwards advised that there should not be any problems with these projects at this point and as built drawings will be required.

Tim Squires, representing Qwest Communications, gave the route description of the new line and the installation plans. He said they have special funding and in order to obtain the funding most of the work needs to be complete prior to the end of the year. He explained that fiber is in demand and they will now offer DSL in New Harmony. He also noted they can add more fiber to the existing pipe in the future, if need be.

Dan Bartleson, representing Qwest Communications, explained that there is an existing manhole at Anderson Junction and they plan on bringing fiber from that location. He said Leeds does not have DSL at this time. Qwest currently has a forty (40) foot right of way down Highway 91. He noted they would also like to complete Leeds before the end of the year. He then showed the line in the Santa Clara area and said a portion of the pipe is existing, therefore they will just jet in the

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fiber in that area. He said they have spoke with and will work with the WCWCD and Blue Stakes. In response to the Commission, he stated their lines can be found by Blue Stakes.

Commissioner Rick Jones was excused during the motion.

**Motion was made by Commissioner Balen to recommend approval of the Conditional Use Permit to install fiber optics along the following county right of ways: 1) Anderson Junction to Leeds; 2) Old Hwy 144 from I-15 to New Harmony; and 3) Old Hwy 91 from Rachel Dr to Pioneer Pkwy near Santa Clara. Commissioner Christopher seconded the motion, with four (4) commissioners voting aye.**

**Item # 3. DISCUSSION ITEM/GENERAL PLAN AMENDMENT** Review public sections of the General Plan with the County Commission, Washington County General Plan of 2010. County initiated.

The Planner reminded the Commission at the previous meeting we reviewed the process taken to move forward on the approval of the Public Lands phase of the General Plan: 1) Section V11: General Information regarding Private Land in Washington County was taken out of this draft document. The water district has responded showing their areas of concern and it was agreed that in review, Pete Kuhlmann, Washington County Emergency Manager would summarize the fire standards for addition to Section VII to be approved at a later date; 2) There has been no comments from the incorporated cities and towns, even though effort was made to send a CD and letter inviting comment on the Public Lands draft portion of the General Plan; and 3) All corrections noted at the previous meetings have been made in the newly revised draft copy 11-09-10. This covers the review topics of the County Commission. With the recommendation of the Planning Commission to delete portions from page 35 and 43, this will go before the County Commission after further review and approval on November 16, 2010. This has been properly advertised and effected entities notified. The planning commission has made facts and findings recommending approval to the County Commission on September 14, 2010.

The Commission recommended changing forest managers to forest and land managers, in the last paragraph on page 43.

The Planning Commission discussed the information the County Commission suggested be removed from the General Plan. After some discussion and a few objections, the Planning Commission agreed to the deletions.

Chairman Mike Stucki stressed the importance of grazing rights and adequate fire suppression being a priority and having that represented in the General Plan.

A question was raised about who is the lead law enforcement in the county and the Deputy Attorney said she would look into it and verify the information on page 57 of the General Plan was accurate.

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**Motion was made by Commissioner Cropper to recommend approval of the removal of the two paragraphs discussed and to add the wording recommended by Commissioner Everett. Commissioner Christopher seconded the motion, with all five (5) commissioners voting aye.**

**Item #4. MINUTES** Consider approval of the minutes of the regular planning commission meetings held on October 12 and 26, 2010.

**Motion was made by Commissioner Everett to approve the minutes from October 12, 2010. Commissioner Christopher seconded the motion, with all five (5) commissioners voting aye.**

**Motion was made by Commissioner Balen to approve the minutes from October 26, 2010. Commissioner Everett seconded the motion, with all five (5) commissioners voting aye.**

**Item #5. COUNTY COMMISSION ACTION REVIEW** Review of action taken by the County Commission on Planning Items. County initiated.

The Planner stated the County Commission did not hold a meeting on November 2, 2010, nor were there any Planning items to review.

**Item #6. COMMISSION & STAFF REPORTS:** General reporting on various topics. County initiated.

**Commissioner Balen made a motion to adjourn the meeting. Commissioner Christopher seconded the motion, with all five (5) commissioners voting aye. Chairman Mike Stucki adjourned the meeting at 2:31 p.m.**

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Darby Klungervik